

LEO

PRIVATE RENTAL RESIDENCES



Advenir Development

Our Mission:

LEO provides thoughtful and approachable private rental residences at the intersection of value and luxury in top growing markets.

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COMPLETED PROJECTS

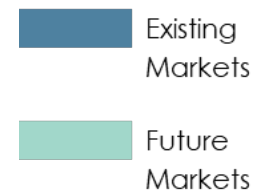
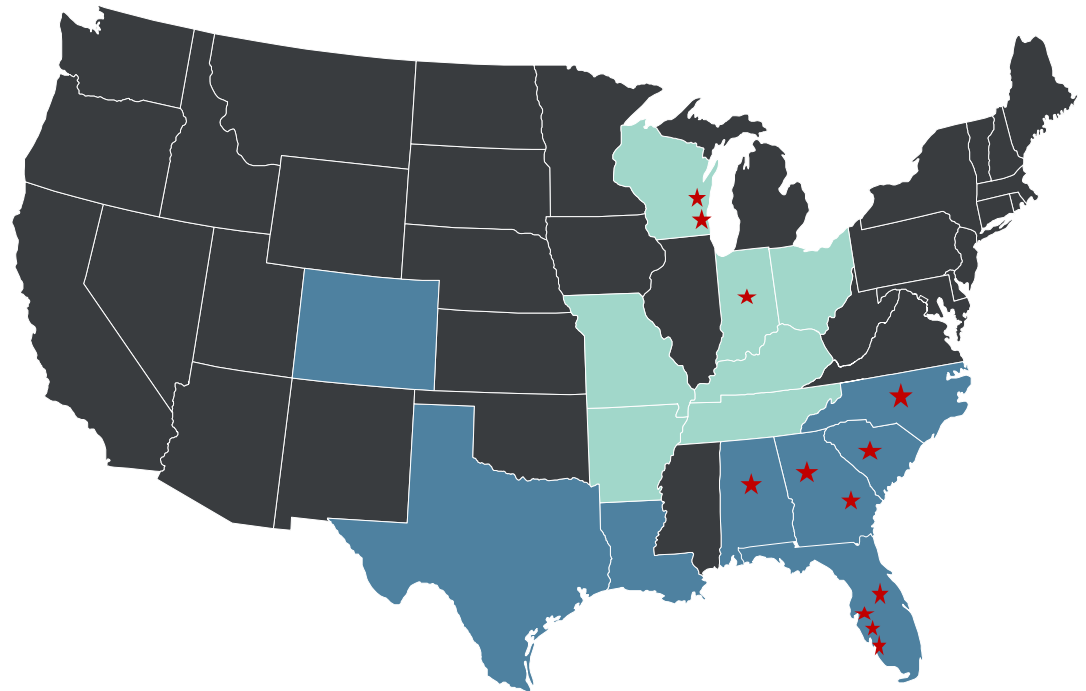
- Meridianville, AL

CURRENT CONSTRUCTION PROJECTS

- Cartersville, GA
- Greer, SC
- Wildwood, FL
- Wesley Chapel, FL
- Bristol, WI
- Wendell, NC
- Carmel, IN

CURRENT PROJECTS UNDER CONTRACT

- Venice, FL
- Fort Myers, FL
- Rockledge, FL
- Wendell, NC
- Port Wentworth, GA
- Mt. Pleasant, WI
- Madison, WI





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LEO at Pumpkin Hollow Project Team

Applicant/Developer

Advenir Azora
Development, LLC
Aventura, FL

Architect of Record

Nequette Architecture &
Design
Birmingham, AL

Land Use Consultant

Amundsen Davis Law
Milwaukee, WI

Engineer of Record

Pinnacle Engineering
Group
Brookfield, WI

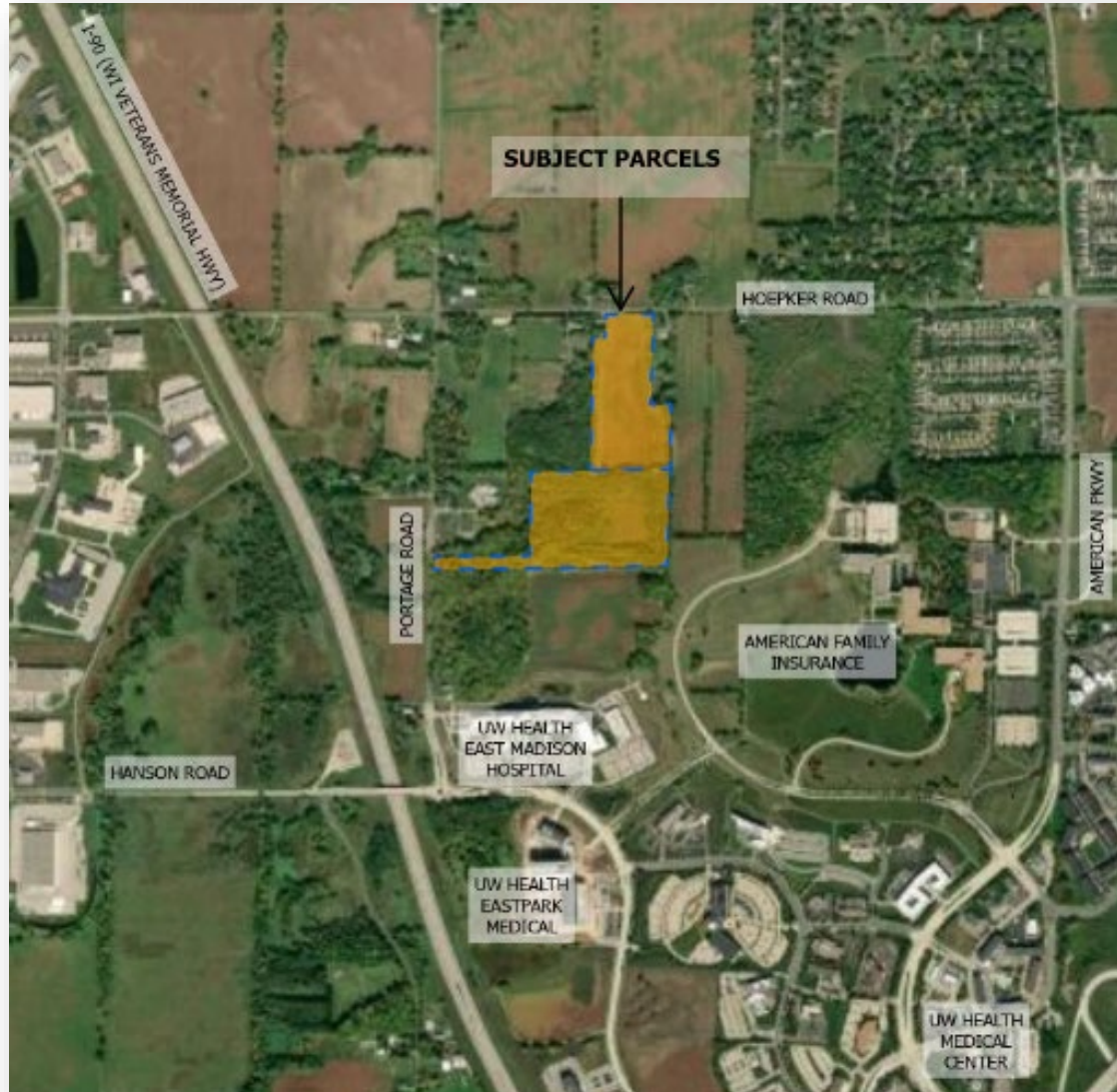
Landscape Architecture

Lorberbaum McNair &
Associates
Birmingham, AL



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LEO at Pumpkin Hollow Locator Map





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LEO at Pumpkin Hollow Conceptual Plan

SUMMARY

- » 200 market-rate rental units
- » ~26.9 acres
- » net density of 7.7 du/acre
- » Development provides an alternative type of housing for the City's residents.
- » Quality design and thoughtful site planning at an attainable price point to create neighborhoods that meet the needs of a diverse renter base.
- » Variety of Missing Middle Housing types including duplexes, attached/detached cottages and townhomes. Select units also have attached garages.
- » Interconnected streetscape and pocket parks to provide walkability, giving the community a vibrant neighborhood feel among residents.
- » Class A amenity area, complete with pool, fitness center, pickleball court, and fire pit.





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LEO at Pumpkin Hollow Schedule

- » AAD submitted Rezoning and Land Subdivision applications 1/6/2025.
 - AAD expects Rezoning approval late Spring 2025
- » Following Rezoning Approval, AAD will submit Conditional Use, Site Plan Review and Urban Design Commission (Initial/Final approval) applications later Summer 2025
 - AAD expects Rezoning approval late Winter 2025
- » Final Engineering Plans and Developer's Agreement approval expected Spring 2026
- » Anticipated Construction Start early Summer 2026
- » Anticipated Turnover/CO of Amenities and First units Spring 2027
- » Final Turnover/CO of units and site Winter 2028





LEO at Pumpkin Hollow Design Intent

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LEO Cottage developments emphasize placemaking through new urbanist principles.

Simple street networks, with sidewalks and street trees, help provide connectivity within the development.





LEO at Pumpkin Hollow Design Intent

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LEO Cottage developments use the following materials:

- » Fiber cement lap siding, board & batten and trim.
- » Fiberglass doors and vinyl windows at cottages.
- » Architectural dimensional shingles at cottages.
- » Aluminum-clad wood windows at clubhouses.
- » Standing-seam metal roof at clubhouses.



Thank you!
Any questions?

